

CITY OF BOTHELL

Notice of Public Hearings and Meetings concerning Comprehensive Plan Amendments, Code Amendments, and related items

Imagine Bothell... March 2016 Schedule

All meetings will be held in City Hall,
18415 101st Avenue NE, unless otherwise indicated.

Note: the *Imagine Bothell...* meeting schedule is prepared during the month prior to the dates listed; items and dates scheduled are subject to change. Contact the listed staff person for specific items to verify scheduled dates and topics. Weekly updates of City Council and Planning Commission agendas and projected agendas may be found on the City of Bothell website at: www.bothellwa.gov.

NOTICE IS HEREBY GIVEN that in March, 2016, the following public hearings and/or meetings will be held to discuss potential amendments to the *Imagine Bothell...* Comprehensive Plan and/or the development regulations (including zoning) in the Bothell Municipal Code (BMC), or related items:

1. Tuesday, March 1, 2016, City Council meeting, starting time 6:00 p.m.

A. Public Hearing on the 2016 Docket of Plan and Code Amendments

See also item 4 below.

Each year staff brings forward for Council consideration and potential formal initiation those proposals received over the past year for amendments to the *Imagine Bothell...* Comprehensive Plan and/or the City's development regulations in the Bothell Municipal Code (BMC). The proposed Plan and Code amendments and related activities are known collectively as the 2016 Docket.

Each year Council is requested to review and discuss the annual Docket and determine the following:

- Which of the requests and proposals warrant formal initiation for consideration (per the BMC, initiation must be by Council motion);
- For each request or proposal the Council determines warrants initiation, whether to:
 - Refer the item to the Planning Commission and/or other advisory body for recommendation back to the Council; or
 - Retain the item for direct consideration and action by the Council; and
 - Establish a particular prioritization of the item in terms of order and/or timing of consideration.

This year, staff will be giving Council a brief presentation on the Docket process and a list of potential Docket items on March 1, 2016 and will follow up on March 15, 2016 with a more detailed analysis of those items for formal Council consideration.

Staff contact: Gary Hasseler, Planning Manager, via e-mail at gary.hasseler@bothellwa.gov, or via telephone at 425-806-6403.

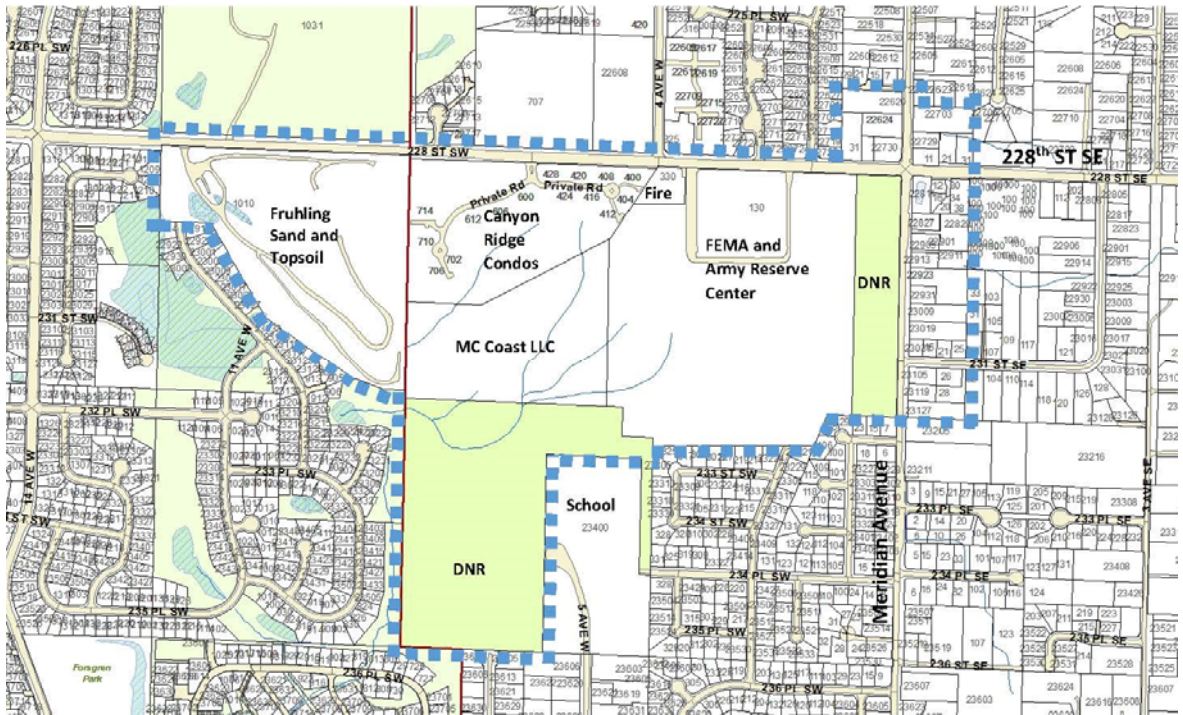
2. Wednesday, March 2, 2016, Planning Commission meeting, starting time 7:00 p.m.

A. Continued Public Hearing on Proposed Plan and Code Amendments for property in the Shelton View / Meridian / 3rd SE and Queensborough / Brentwood / Crystal Springs Subareas: also known as the Nike Hill Plan and Code amendments.

The proposed Plan and Code amendments were initially considered by the Planning Commission as part of the 2015 Periodic Plan and Code Update. Due to the scope and complexity of the proposed amendments, and to the fact that the 2015 Periodic Plan and Code Update had a very tight state-mandated timeline for adoption, on February 11, 2015 the Planning Commission elected to defer the proposed amendments until after the 2015 Periodic Plan and Code Update had been completed. The City Council concurred with the deferral recommendation at a public hearing held in April, 2015.

The 2015 Periodic Plan and Code Update was adopted by City Council on July 7, 2015 and as a result the proposed Plan and Code amendments -- which have been also referred to as the Nike Hill Plan and Code amendments -- are being brought forward for consideration by the Planning Commission, consistent with the earlier deferral decision.

The proposed Plan and Code amendments were requested by two property owners as separate requests during the 2015 Periodic Plan and Code Update. Coast Equity Partners has modified its proposal and is now requesting the Planning Commission consider an R 4,000 Plan designation (Attached Residential at one dwelling unit for every 4,000 sq. ft. of net buildable land) for their property. At the same time another property, Malik, requested a Plan designation amendment to permit multi-family residential development for property he owns on the north-east corner of 228th Street SE and Meridian Avenue and which is currently designated single-family residential. Because of the close proximity of the two requests to one another and the fact that the City has identified that the intersection of Meridian Avenue and 228th Street as an appropriate location for a neighborhood activity center (Figure ED-1) it makes sense to combine the two requests and consider the area as an integrated whole. The map below shows the proposed study area:



As part of its deliberations on this item, the Planning Commission has identified two topics which they have been considering:

- Affordable housing: The Commission is considering application of either a mandatory or voluntary affordable housing provision for this area wherein specific affordable housing objectives would be implemented.
- Clustering: The Commission is also considering different planning tools that would permit detached single family residential areas to reduce their mandatory lot areas and lot dimensions as a means of preserving open space and forested areas. The Planning Commission will discussed this topic at a Study Session with the City Council on February 9, 2016 and again at the Planning Commission meeting held February 24, 2016.

The Planning Commission held a study session on this item on September 23, 2015 and opened a public hearing on the item on October 21, 2015 and continued the public hearing on November 18, and December 9, 2015, January 13, and February 24, 2016. This meeting is a continuation of those public hearings. In addition, as noted above, a City Council study session on the item was held on February 9, 2016.

Staff contact: Bruce Blackburn, Senior Planner, via e-mail at bruce.blackburn@bothellwa.gov, or via telephone at 425-806-6405.

3. Wednesday, March 9, 2016, Planning Commission meeting, starting time 7:00 p.m.

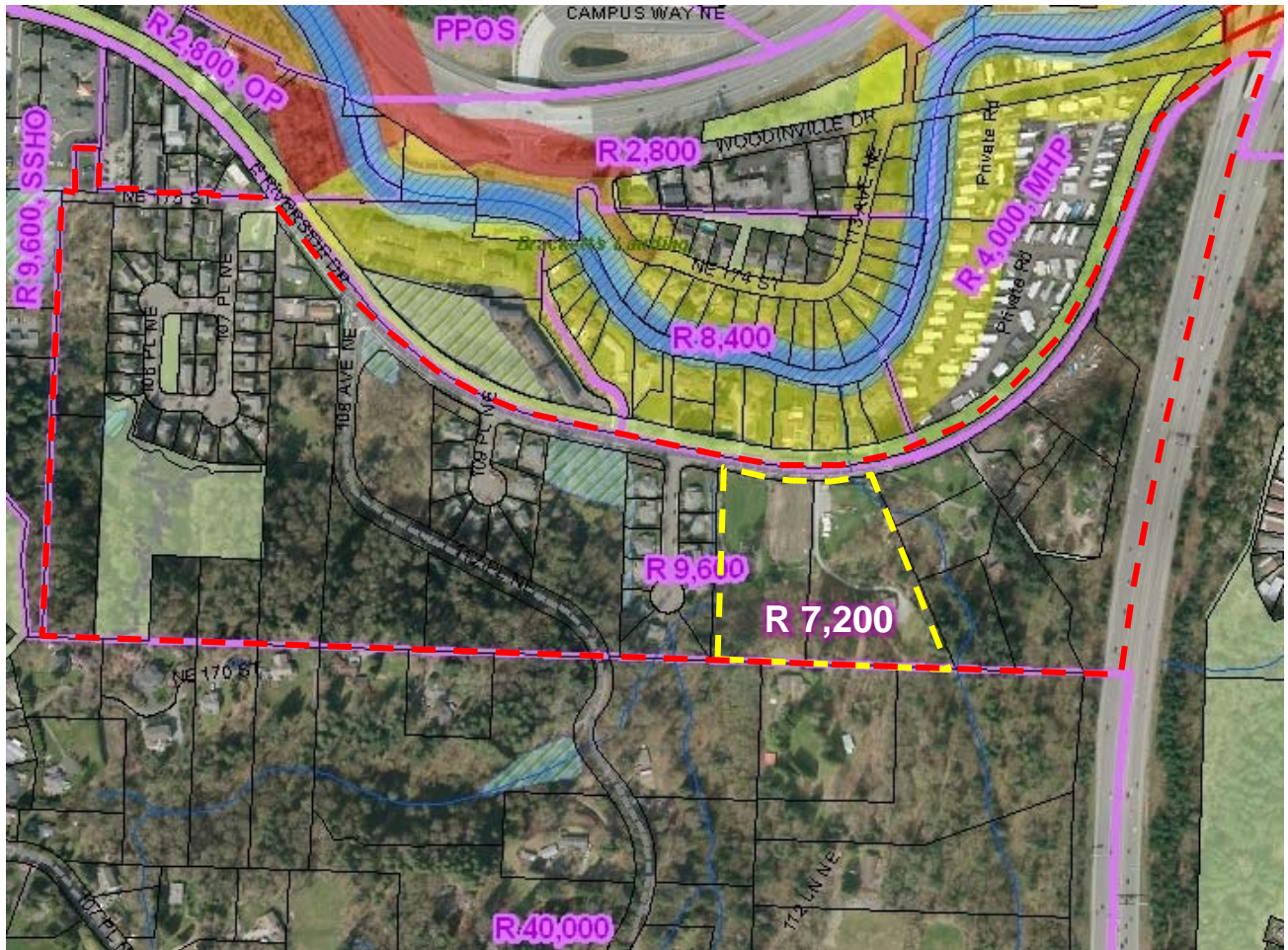
A. **Public Hearing on proposed Plan and Code Amendments for property in the Waynita / Simonds / Norway Hill Subarea: also known as the South Riverside Plan and Code Amendments.**

The proposed Plan and Code amendments were initially considered by the Planning Commission as part of the 2015 Periodic Plan and Code Update. Due to the scope and complexity of the proposed amendments, and to the fact that the 2015 Periodic Plan and Code Update had a very tight state-mandated timeline for adoption, on February 11, 2015 the Planning Commission elected to defer the proposed amendments until after the 2015 Periodic Plan and Code Update had been completed. The City Council concurred with the deferral recommendation at a public hearing held in April, 2015.

The 2015 Periodic Plan and Code Update was adopted by City Council on July 7, 2015 and as a result the proposed South Riverside Plan and Code amendments are being brought forward for consideration by the Planning Commission, consistent with the earlier deferral decision.

In November, 2014, Planning Commission received a request from Rob Fuhrman to rezone his family's two parcels at 11203 and 11217 East Riverside Drive from R 9,600 to R 7,200. Staff initially recommended extending this rezone to the entire R 9,600 area between the SSHO Overlay and I-405, then later recommended deferring further consideration until after the 2015 Periodic Plan and Code Update in order to do a more thorough review of traffic and environmental issues for the larger area. The Planning Commission recommended proceeding with the rezone of the Fuhrman parcels, and City Council approved it as part of the 2015 Periodic Plan and Code Update.

When the recommendation went to City Council, the proponents expanded their request and suggested adding a Specialized Senior Housing Overlay (SSHO) to the parcels. Since that proposal had not been studied in the environmental review for the 2015 Periodic Plan and Code Update, staff recommended that Council not add the overlay at that time, but add it to the deferred consideration of rezoning the larger area by Planning Commission. The proponents have since requested that further consideration of expanding the SSHO be deferred. The adopted rezone of the initial two parcels and the larger study area are shown below.



The approved land use designation amendment is shown in the yellow dashed outline and labelled in white, overlaid on this aerial photo map with the existing designations. The staff recommended rezone area is shown in the red dashed outline.

At the November 18, December 16 and January 20 public hearings staff from A Regional Coalition for Housing (ARCH) presented material on affordable housing options to consider in conjunction with the proposed rezone. It is anticipated that more specific affordable housing provisions will be considered at the meeting.

The Planning Commission held a study session on this item on October 7, 2015 and opened the public hearing on November 18, and December 16, 2015, January 20, and February 17, 2016. This meeting is a continuation of that public hearing.

Staff contact: Dave Boyd, Senior Planner, via e-mail at david.boyd@bothellwa.gov, or via telephone at 425-806-6406.

4. Tuesday, March 15, 2016, City Council meeting, starting time 6:00 p.m.

A. Public Hearing on the 2016 Docket of Plan and Code Amendments

See also item 1 above for background information.

It is anticipated that at this meeting the City Council will consider each potential docketed Plan and Code amendment and determine:

- Which of the requests and proposals warrant formal initiation for consideration (per the BMC, initiation must be by Council motion);
- For each request or proposal the Council determines warrants initiation, whether to:
 - Refer the item to the Planning Commission and/or other advisory body for recommendation back to the Council; or
 - Retain the item for direct consideration and action by the Council; and
 - Establish a particular prioritization of the item in terms of order and/or timing of consideration.

Docketed items include the following (note that the City Council may add items to the Docket at this meeting):

- Plan and Code amendments for the Canyon Park Regional Growth Center (RGC). Staff will be providing Council with a memorandum and other materials for discussion of this item at its retreat on February 27, 2016. As noted in that memorandum, this item will have implications for the 2017-2018 budget;
- Plan and Code amendments regarding the Transfer of Development Rights (TDR). Background language, a Policy and an Action regarding TDR were adopted as part of the 2015 Periodic Plan and Code Update. Further consideration of TDR would logically be considered as part of any Plan and Code amendments for the Canyon Park Regional Growth Center, since that area would likely present opportunities for TDR;
- Code amendments to Low Impact Development (LID) regulations City-wide as part of the City's NPDES II permit;
- Potential Code amendments for the Fitzgerald / 35th SE and Canyon Creek / 39th SE Subareas, dependent upon the outcome of the ongoing Best Available Science (BAS) study and facilitation efforts;
- Code amendments regarding affordable housing;
- Potential Code amendments to BMC 12.22: Signs, in light of the US Supreme Court ruling in *Reed vs Town of Gilbert, Arizona* in June, 2015;
- Code amendments to address new state law regarding impact fee deferrals;
- Code amendments regarding a clustering, lot size averaging, dwelling unit density calculation rounding up, and other potential land use tools to preserve open space and trees within developments;
- Code amendments to re-visit the City's tree retention regulations (these could possibly be combined with the clustering Code amendments noted above);
- Code amendments to review the City's noise Ordinance;

- Code amendments regarding a possible ban on the use of lead ammunition within the City;
- Code amendments for an off-leash Ordinance and rules-of-conduct;
- Miscellaneous Code amendments to Downtown regulations;
- Miscellaneous housekeeping Code amendments. These are typically amendments which have no policy implications, but rather correct or update incorrect Code references or address other minor issues.

In addition to the above, two property-owner initiated amendments have been received for consideration as part of the 2016 Docket. These are:

- A request from Sherman and Mary Williamson to amend the Plan and Code designation for three parcels in the Westhill Subarea from R9,600 to R,7200 (single family, approximately four dwelling units per acre to single family, approximately six dwelling units per acre);
- A request from Everest LLC, to amend the Plan and Code designation for property located at 22811 7th Avenue SE from OP to R-AC, OP, CB (Office Professional to Residential, Activity Center, Office Professional and Community Business) to permit a broader range of uses.

Staff contact: Gary Hasseler, Planning Manager, via e-mail at gary.hasseler@bothellwa.gov, or via telephone at 425-806-6403.

5. Wednesday, March 23, 2016, Planning Commission meeting, starting time 7:00 p.m.

A. Continued Public Hearing on Proposed Plan and Code Amendments for property in the Shelton View / Meridian / 3rd SE and Queensborough / Brentwood / Crystal Springs Subareas: also known as the Nike Hill Plan and Code amendments.

See item 2 above. This meeting is a continuation of that public hearing. It is anticipated that the Planning Commission could complete its review of this item on the date, and forward a recommendation to the City Council.

Staff contact: Bruce Blackburn, Senior Planner, via e-mail at bruce.blackburn@bothellwa.gov, or via telephone at 425-806-6405.

The following shows a calendar of land use items scheduled for March, 2016. Council meetings are shown in **bold**; Planning Commission meetings are shown in *italics*; Landmark Preservation Board, Shorelines Board and other meetings are shown in regular text

March 2016

Monday	Tuesday	Wednesday	Thursday	Friday
	1 Public Hearing on 2016 Docket of Plan and Code Amendments	2 <i>2015 Docket of Plan and Code Amendments: Continued Public Hearing on Nike Hill Plan and Code Amendment Request (Shelton View / Meridian / 3rd SE Subarea)</i>	3	4
7	8	9 <i>2015 Docket of Plan and Code Amendments: Continued Public Hearing on South Riverside Plan and Code Amendments (Waynita / Simonds / Norway Hill Subarea)</i>	10	11
14	15 Public Hearing on 2016 Docket of Plan and Code Amendments	16	17	18
21	22	23 <i>2015 Docket of Plan and Code Amendments: Continued Public Hearing on Nike Hill Plan and Code Amendment Request (Shelton View / Meridian / 3rd SE Subarea)</i>	24	25
28	29	30	31	

All interested persons may appear and provide oral and/or written testimony at the above hearings. Written testimony may also be submitted outside of a hearing to: Bothell Community Development Department, 18415 101st Avenue NE, Bothell, 98011, until the hearing is closed. When submitted in such a manner, written testimony is forwarded to the hearing body and formally entered into the record at the next installment of the hearing. Regulations pertinent to public hearing procedures

may be found in Chapter 11.12 of the Bothell Municipal Code, which can be viewed on-line at: www.codepublishing.com/wa/bothell.

All documents pertaining to the above items are available for inspection at the Community Development Department. Anyone may submit a written request for a copy of any such document at his or her cost. Any such copies requested will be made available no later than 3 p.m. of the third day following receipt of the written request.

The *Imagine Bothell...* Comprehensive Plan provides direction for a wide variety of City decisions affecting the form and function of the community now and into the future. The Plan consists of a Vision Statement, thirteen Planning Area-wide Elements, and thirteen Subarea Plans. The Plan is implemented through development regulations (contained in the Bothell Municipal Code, often referred to simply as the Code), environmental review, public capital improvements, special programs and other means.

The *Imagine Bothell...* Comprehensive Plan can be viewed on-line at: www.bothellwa.gov. Copies of the Plan and implementing development regulations may also be borrowed or purchased from the Bothell Department of Community Development, 18415 101st Avenue NE, Bothell. Copies are also available for viewing in the reference section of the Bothell Public Library.

The Plan and Code are amended periodically to reflect changes in community needs and desires. In this process, the Planning Commission and/or other applicable board (such as the Shorelines Hearings Board, Landmark Preservation Board or Parks and Recreation Board) consider requested amendments in a series of public hearings, deliberate on the issues raised, and make a recommendation to the City Council. In turn, the Council holds its own set of hearings, considers the recommendation of the Planning Commission or other board and new information resulting from those hearings, deliberates, and, if the Council determines that amendments are appropriate, adopts an ordinance or ordinances approving those amendments.

For more information on the *Imagine Bothell...* Comprehensive Plan or activities to implement the Plan, please visit the city website at www.ci.bothell.wa.us or contact the Planning Division at 425-806-6400.

TO SUGGEST PLAN OR CODE AMENDMENTS: The Bothell Municipal Code (Section 11.18.030) provides a process by which persons or groups can suggest amendments to either the *Imagine Bothell...* Comprehensive Plan (Plan amendments) or the implementing development regulations (Code amendments). This Code section reads:

“Amendments to the comprehensive plan, a subarea plan, or development regulations are governed by Chapter [36.70A](#) RCW, also known as the Growth Management Act, and may be suggested by any person, including applicants, citizens, hearing examiners and staff of other agencies by providing the following written information on a form approved by the director to meet the docketing requirements of this chapter:

- A. Name, address and telephone number of the person, business, agency or other organization suggesting the amendment;
- B. Citation of the specific text, map or other illustration suggested to be amended;
- C. The suggested amendment;
- D. If a suggested amendment is to a plan or to both a plan and a development regulation, a statement of how the amendment:
 1. Promotes the public health, safety and welfare;
 2. Is consistent with or in conflict with other portions of the comprehensive plan or subarea plan, which portions shall be cited by goal, policy and/or action reference number, and by page number; and
 3. Complies with the applicable King and/or Snohomish County county-wide planning policies;

- E. If a suggested amendment is only to the development regulations, a statement as to how the amendment complies with the comprehensive plan;
- F. All applicable fees;
- G. Complete applications must be received by October 31st to be placed on the docket of potential amendments for the following year.”

In addition to the above, any request for an amendment must be accompanied by the required fee of \$4,434, as adopted in the City’s 2016 Fee Resolution.

Any requests received by October 31 during the calendar year will be placed on the Docket of Plan and Code Amendments for consideration for initiation by the City Council in the first quarter of the following calendar year.

SPECIAL ACCOMMODATIONS: The City of Bothell strives to provide accessible meetings for people with disabilities. If special accommodations are required, please contact the ADA Coordinator at 425-806-6400 at least three days prior to the meeting.

TO RECEIVE, OR STOP RECEIVING, THIS NOTIFICATION ELECTRONICALLY: If you would like to receive, or stop receiving, this notice via e-mail, please contact the Community Development Department at Julie.Ewijk@bothellwa.gov with your name and e-mail address.